

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY JB AMOUNT OF FEE \$923.40

RECEIPT # 1200411818

DATE HEARD: 11/16/04

BY CZAB # 82504

RECEIVED

DEC 06 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

DATE RECEIVED/STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-11-C28-1(04-113)

Filed in the name of (Applicant) ANTONIO Sanchez

Name of Appellant, if other than applicant Antonio Sanchez

Address/Location of APPELLANT'S property: 6601 N.W. 27 Ave.
MIAMI, FL 33147

Application, or part of Application being Appealed (Explanation):

Appellant (name): ANTONIO Luis Sanchez
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

As it was explained in our zoning hearing on November 16, 2004. Staff not only approved the application verbally but also did not mention or have any knowledge of any pending ordinance. we paid our fees with the understanding that plan would be approved.

APPELLANT MUST SIGN THIS PAGE

Date: 10 day of December, year: 2004

Signed

Antonio L. Sanchez

Antonio L. Sanchez

Print Name

4926 NW 18th St, Palmdale, FL

Mailing Address

33055

305-812-1400

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 6 day of December, year 2004

Terry Ward Armesto

Notary Public



Commission expires.

04-113

APPELLANT MUST SIGN THIS PAGE

Date: 14 day of January, year: 2005

Signed *Antonio L. Sanchez*

Antonio L. Sanchez
Print Name

4926 NW 186 street, Palmdale, FL.
Mailing Address 33055

305-812-1400
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Antonio L. Sanchez
Representing

Forrest Sygman
Signature
Forrest Sygman
Print Name

8603 S. Dixie Highway 303
Address

Miami FL 33143
City State Zip

305-661-8955
Telephone Number

Subscribed and Sworn to before me on the 14 day of January, year 2005

Wilma Morillo
Notary Public

(stamp/seal)  Wilma Morillo
My Commission DD235510
Expires July 29, 2007

Commission expires: July 29, 2007

APPLICATION FOR PUBLIC HEARING
APPEAL OF ADMINISTRATIVE DECISION

*AMOUNT OF FEE \$855.00 (Code Z600)

Total including surcharge \$923.40

RECEIPT #

FOLIO # _____

BY _____
Date Receipt Stamp

CZAB #

Sec. _____ Twp. _____ Rge. _____

RADIUS ASSIGNED

IMPORTANT - The applicant and/or the applicant's attorney should be present at the hearing.

1. Name of Applicant (PRINT) Antonio Luis Sanchez
2. Mailing Address 4926 NW 186 ST Tel. No. 305-812-1400
3. Contact Person Vinet Valladares
4. Mailing Address 4926 NW 186 ST Tel. No. 305-812-1400
OPA LOCKA, FL 33055
5. Name of Property Owner ANTONIO LUIS SANCHEZ
6. Owner's Address 4926 NW 186 street
OPA LOCKA FL 33055 Tel. No. 305-812-1400
7. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION (If subdivided, lot, block, complete name of subdivision, plat book and page number). (If metes and bounds description - complete description, including section, township and range).
LOTS 4-9, ELIZABETH PARK Amended
PLAT BOOK 4, Page 195. Lying on the east
side of NW 27 Avenue & South of NW 66
street, Miami Dade County, Florida
8. Address or location 16601 NW 27 Ave "temporary address given"
9. Size of Property _____ ft. X _____ ft. Acres 0.77 acre
10. Administrative Decision appealed: (State in brief and concise language.)
we are appealing your administrative
decision to deny Items # 1-8, meaning
all our requests
11. Section and paragraph of regulations if applicable: (Copy regulations in detail).
"Entire Appealable Application"

12. Alleged error in the order, requirement, decision or determination made by administrative official in interpretation or enforcement of regulation:

Someone with a similar application (with less than an acre) was approved in May 2004. The ordinance is being enforced on us to its full extent. An ordinance that no one knew existed. Zoning was changed from BU2 + RU-1 to BU3.

13. Reason why the decision should be reversed:

The decision should be reversed because we surrendered all pertinent monies and fees with the understanding that there was nothing against our application. We were told it was in consistency with the master plan etc.

AFFIDAVIT

I, Antonio Sanchez, being first duly sworn, depose and say that I am the party aggrieved by the action of the administrative official made the subject matter of this application, and that all of the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct and honest to the best of my knowledge and belief.

Antonio L. Sanchez
SIGNATURE

Sworn and Subscribed before me

this 6 day of DECEMBER, 2004

Terry Ward Armesto
NOTARY PUBLIC

*NOTE: AN 8% SURCHARGE WILL BE ADDED TO ALL FEES EXCEPT DERM AND CONCURRENCY AND WILL BE IN EFFECT FROM 10/1/03 THROUGH 9/30/06.

Rev. 9/30/03



Put this with the explanation on the 1st page on a letter & have Mr. Sanchez sign it.

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI Dade

Before me the undersigned authority, personally appeared Antonio L. Sanchez
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Jessica Melo
Signature

Jessica Melo
Print Name

[Signature]
Signature

Forrest Sigman
Print Name

Antonio L. Sanchez
Appellant's signature

Antonio L. Sanchez
Print Name

Sworn to and subscribed before me on the 6th day of DECEMBER, year 2007

Appellant is personally know to me or has produced DRIVERS LICENSE # 5522-812-50-211-0
identification. as

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

